



MINUTES

Meeting: PLANNING

4th May 2021

Time: 6.30pm

Venue: ELECTRONIC MEETING, HELD BY ZOOM

PRESENT:

Councillors: (9) B Clegg, Chairman, Mrs A. Grigg, R Spearman, T Blanks
Mrs S Jackman, MBE, A Irvine, G Mulliner, Ms D Wood, Mrs P Etherington

Officers in Attendance (2)

Susan De Luca – Clerk to the Council

Adriana Jones – Principal Administrative Officer

Members of the Public (4)

Members of the Press (1)

P20.132 APOLOGIES FOR ABSENCE (4)

Councillors, N Bedford, Mrs S Hawkins, A Tyler, Ms C Coop-Rodia

P20.133 OTHER ABSENCES (0)

None Necessary.

P20.134 DECLARATIONS OF INTEREST

Cllr R Spearman declared an interest in any item in relation to the Local Plan, Cllr M Stroud declared an interest in application in ref EPF/1494/18.

P20.135 CONFIRMATION OF MINUTES

The Minutes of the Planning Committee meeting held on 13th April had been circulated these were **AGREED** and signed as a true record of the previous meeting.

P20.136 REPRESENTATIONS FROM MEMBERS OF THE PUBLIC

There were Representation from a Member of the public in relation to Planning Application ref : EPF/1494/18 who would be speaking, The Clerk further advised that she had circulated 4 emails in relation to support for EPF/1494/18 on the agenda.

P20. 137 PLANNING APPLICATIONS

The following comments on Planning Applications were **AGREED**:

No	Application Number	Location	Proposal
1	Amended/Application/Description EPF/1494/18 <i>Sukhvinder Dhadwar</i>	North Weald Park, Former North Weald Golf Course, Rayley Lane, North Weald Bassett	Hybrid planning application with outline planning permission (all matters reserved except for points of access) sought for up to 555 dwellings, including affordable housing; a 70-bed retirement accommodation (Class C3) and a 70-bed extra care/nursing care accommodation (Class C2); a two-

			<p>form entry primary school with associated outdoor space and vehicle parking; a Class D1 medical facilities; a local centre comprising a Class A1 retail space of up to 450 sq m, Class A3/A4 space up to 390 sqm, Class B1 space of up to 200 sqm, a community centre a sports hub with associated open-air sports pitches, a sports pavilion of up to 1440 sq m; a scouts hut facility; B1 office space of up to 5,200 sq m (this figure does not include the B1 space in the local centre); and formal and informal open space incorporating SuDS, a new Country Park to provide on site and off site Suitable Alternative Natural Green Space (SANG) capacity, a Park and Ride facility; new planting/landscaping and ecological enhancement works; points of access including new roundabout on the A414. Of the total 555 dwellings, full planning permission is sought for the erection of 116 dwellings including affordable housing (40%), a community centre of 435 sqm, open space, associated access off Rayley Lane and internal circulation roads, vehicle parking, associated services, infrastructure, landscaping, and associated SuDS.</p>
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The Parish Council **OBJECTS** to the application as it represents a scheme which is far too large and dense, the council has concerns that the village concept within North Weald would vanish especially when you take into consideration the other proposals and developments which are planned for North Weald Bassett Parish and are already in the Local Plan are taken into account . This proposal would give a huge amount of density and development within a small square mile of development within the centre of the parish, and this should be classed as over development.

We have grave concerns at the additional traffic that these the proposals would bring to North Weald Bassett Parish. If more people are encouraged to use the SANG instead of the Forest within Epping Forest District, then they will be travelling through the Forest to get to North Weald Parish , this will see an increase in carbon emissions and traffic levels, with not only travel to and from the airfield where the Master Planning Exercise with its changes to employment and office space, together with a new access road off Epping Road, also the Countryside Development. Currently there is also additional traffic generation from the Inland Border Facility, a site which could be there for up to 5 years, together with a proposal to increase the Market to a Sunday as well as the Saturday which would mean more traffic generation. The site is within the Green Belt, so it is totally inappropriate use of the area for houses. Whilst the Parish Council welcomes the additional Leisure Facilities , they would hope

that these would be incorporated by other developers in some of the developments planned for the area. Whilst the Parish Council originally supported this development it was only with the proviso that the 555 homes were taken off the 1,050-home allocation detailed for North Weald Village in the Local Plan. We have seen no indication that this would be the case. The proposal goes against the submission version of the Local Plan. Changes North Weald Village to a Town with that Quantum of Housing. Major Concerns over Traffic Generation. Application is Providing Community Facilities, which is Noted, but this does not outweigh the high numbers of homes that would change the makeup of the Village.

2	EPF/0721/21 <i>Caroline Brown</i>	Hawthorns 89 A Beamish Close North Weald Bassett Mr M Chaffey	First floor side extension over existing garage. Single storey front extension with pitched roof over to facilitate a new porch and garage.
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The Parish Council has **NO OBJECTION** to this Application

3	EPF/0753/21 <i>Sukhvinder Dhadwar</i>	North Weald Airfield, The Gate House Security Building Merlin Way North Weald Bassett Mr Darren Goodey	The proposal is to extend the current market operation to Sundays whereas it presently takes place every Saturday and Bank Holiday Monday.
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The Parish Council **OBJECTS** to this Application on the following Grounds : Detrimental to Residents in Hastingwood and North Weald due to additional Traffic Generation concern at the emissions and how these will effect residents. Members challenged whether an additional day was necessary.

4	EPF/0971/21 <i>Zara Seelig</i>	Land off London Road (Rundells Field) Hastingwood Cornerstone	Proposed removal of existing 10m telecommunications monopole (antenna headframe top height 10.5m) to be replaced with a 20m high phosco 4.5 monopole and headframe and associated ancillary development work.
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AMENDMENT TO ORIGINAL COMMENT

As this structure is within 3km of an Airfield, The Parish Council would have **NO OBJECTION** subject to the North Weald Airfield Manager being consulted on this application and him not having any Objection. We do feel that the Airfield Manager should have been on the list of Consultees

b) Members **NOTED** that there were **NO** other urgent planning applications received since the agenda had been prepared.

c) Members **Noted** Applications received for information only where comments are not normally accepted

No	Application Number	Location	Proposal
1	EPF/0764/21 CLD <i>Caroline Brown</i>	1 Gibson Close North Weald Bassett Mr John Dunsford	Certificate of Lawful Development for proposed loft conversion with rear dormer and front rooflights.

NOTED

P20.138 DECISIONS BY EPPING FOREST DISTRICT

Members **NOTED** there were no decisions received from Epping Forest District Council.

P20.139 EFDC LICENCES & CONSULTATIONS

NIL

P20.140 PLANNING CORRESPONDENCE

NIL

P20.141 ANY OTHER MATTERS RELATING TO PLANNING

Councillors asked if there were any further updates with regards to Enforcement Matters. The Clerk once again advised Members of the only updates that she had on the Enforcement Action / Breaches relating to the following:

Walls and use of Front Garden as Breakers Yard at 1 Marconi Bungalows, Portable Buildings at Rayley Lane, Car Sales at Former Rayley Lane Golf Course. She advised that had also taken a call regarding Taxis being parked in Green Belt land along Vicarage Lane. The Clerk was instructed to continue to chase EFDC especially in view of the length of time that some of these had been reported to EFDC Enforcement Dept. She advised Members that she would advise Cllrs Whitbread and Bedford in their positions as District of Leader of Council and Planning Portfolio Holder of Parish Councillors concerns in this matter.

Meeting Closed: 8.11pm

Signed Date